

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/949 NEPEAN HIGHWAY MORNINGTON VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

Unit

Suburb

Mornington

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4/56 WILSONS ROAD MORNINGTON VIC 3931	\$620,000	21-May-25
3/4 MARINE AVENUE MORNINGTON VIC 3931	\$590,000	02-May-25
3/76 HERBERT STREET MORNINGTON VIC 3931	\$650,000	11-Jun-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 August 2025



**4/56 WILSONS ROAD
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$620,000** Sold Date **21-May-25**

Distance **1.47km**



**3/4 MARINE AVENUE
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$590,000** Sold Date **02-May-25**

Distance **1.29km**



**3/76 HERBERT STREET
MORNINGTON VIC 3931**

 2  1  1

Sold Price ^{RS} **\$650,000** Sold Date **11-Jun-25**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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